

Arlington Historical Commission
Minutes for the Meeting of
Tuesday, 3 November 2020
Remote Participation Meeting, 7:30pm

1. Call to Order: Commissioners Dianne Schaefer, Eric Stange, Michael Gervais and Chair, JoAnn Robinson.
2. Review of protocols for remote meetings and hearings.
3. Review of minutes: Minutes reviewed from September 1, 2020 meeting and approved. The minutes from October 2020 will be reviewed at the December 1 meeting.
4. Communications Received:
5. Reports of other Town Boards and Historical Organizations
 - a. Arlington Preservation Fund (Schaefer)- No report.
 - b. Arlington Historical Society (Meister)- No report.
 - c. Arlington Historic Districts Commission (Robinson)- No report.
 - d. Community Preservation Act Committee (Robinson)- No report.
 - e. Arlington Historic Resources Working Group (Schaefer, Robinson) –No report.

Historical Commission FY 2021 Budget- Nothing to report.

6. Projects Proceeding under Hearings and Approvals:
 - a. 3-11 Lakeview Street 4/16 Schaefer/Robinson- Stop Work Order
 - b. 39 Winter Street 9/17-Preferentially Preserved- 1 year-demolition delay
 - c. 43 Winter Street 9/17-Preferentially Preserved- 1 year-demolition delay
 - d. 32 Kensington Road 5/18 – Nothing to report.
 - e. 21 Teel Street 12/18 – Nothing to report.
 - f. 44 Kensington Road 5/19 Stange- Nothing to report.
 - g. 151 Warren Street 11/19 Stange- Nothing to report.
 - h. 71 Park Avenue 6/20 Stange- Nothing to report.
 - i. 20 Bartlett Avenue 6/20 Schaefer- Nothing to report.
 - j. 18 Churchill Avenue 6/20 Robinson/Stange- Siding materials were not specified in the motion. JoAnn Robinson did meet with the builder and he agreed to replicate the siding as well as he could. We need to be careful to review siding plans.
 - k. 7 Village Lane 8/20 Robinson/Gervais- Windows replaced, Trim work still in process. Mullions not yet installed. Wants to be on the agenda for a new front door in December.

Contacted

- l. 45 Bartlett Avenue 9/20 Gervais- Close to completion. Going well.
- m. 38 Teel Street 9/20 Robinson/Schaefer-Nothing to report.
- n. 476 Massachusetts Avenue 9/20- Nothing to report.
- o. 3 Robin Hood Road 9/20 Gervais- Trim work going well.
- p. 478 Massachusetts Avenue (sign) 9/20 Robinson-
- q. 38 Teel Street 9/20 Robinson/Schaefer- Monitors want to set up a meeting with owners.
- r. 476 Massachusetts Avenue 9/20
- s. 18 Claremont Avenue 10/20 Robinson- Plans are in process to arrange a meeting with Lael Smith to interview her and take pictures of the property before demolition. (JoAnn Robinson and Eric Stange).

7. Continuing Projects

- a. Whittemore Robbins House (and outbuildings)- Nothing to report.
- b. Arlington Civic Block Garden: Robinson –No report
- c. Education/Outreach: Robinson – No report.
- d. Historic House Markers: House Marker application was reviewed for 8 Ravine Street in the Jason/Gray Historic District. The approval for the sign was made at the September 1, 2020 Meeting. Wording on the sign to be determined.
- e. Town Hall: No report.
- f. Web Site: Stange – No report.

8. Discussions and Hearings:

8:00pm Continued Presentation for the Town Yard with Dr. Judith Selwyn, Historic Consultant and David Steeves, Project Architect. Also present: Michael Rademacher and Joshua Sydney.

This presentation will review the actual repairs of the historic buildings and appoint a Commission monitor.

The slide presentation included a project overview, historical summary, and proposed new facility site plan. This was followed by a summary of existing conditions and details of the historic buildings, the restoration approach and materials, and documentation of existing conditions/repair requirements.

- Four existing masonry buildings, one to three stories to remain in use, designated as Buildings A, B, C, and D.
- All buildings will be refurbished/repaired to restore the exterior envelopes. Three Town departments will use these buildings: DPW, IT, and Facilities.
- Buildings A and D are addressed below.

Building A-Current Condition

- Masonry base wall missing mortar
- Brick masonry weathered/worn/spalled surfaces, corners
- Vegetation growing on masonry walls
- Structural settlement cracks

Summary of Work:

- Clean all masonry
- Remove all vegetation
- Repoint masonry joints where identified
- Rebuild with new brick masonry where identified
- Replace precast elements
- Replace steel lintels
- Replace flashings
- Remove miscellaneous fixtures

Summary of Materials/Approach

1. New brick masonry and cast stone masonry

- To match original masonry in color, texture, finish, size, to seamlessly match existing to remain.
- Material samples to be submitted for review and approval by Historical Consultant/Architect/Town.

2. Mortar

- Mortar analysis and test reports required.
- Mortar color, tooling, finish required to match existing
- Prepared and cured mortar samples to be submitted

3. Mockups

- Three, 16sf panels to be installed/modified until accepted

4. Original Signage

- To be repaired to match existing material, color, finish

5. Parapet Work

- Bracing to be added as required by current building code.

6. Masonry

- Deteriorated/missing brick masonry and precast elements to be removed/replaced in kind.

7. Windows

- New windows in keeping with historical character of original windows, based on historical photographs.

Building D Current Conditions/Summary of Work

- Existing Terra-cotta Tile roofing to be repaired/replaced
- Deteriorated brick masonry to be replaced with new

- Spalled/deteriorated precast elements, lintels capstones, etc.to be replaced with new
- Structural reinforcing detail of parapet walls at tile roof
- Repointing of intricate masonry details, new precast stone elements where required
- Structural detail of parapet bracing where not exposed to view
- Detail of replaced parapet cap stones, secured with stainless steel pin for structural integrity of wall

The time and attention to replicate what is there is appreciated by the Commissioners.

The Commission is in favor of all the work and support their efforts.

Commissioner Gervais will represent the Commission as the monitor for this project.

A request was made for a letter of support to be sent to the Massachusetts Historical Commision indicating that you have reviewed the project and approve the project.

Motion made by Commissioner Stange to write a letter of support for the restoration and preservation project of the Arlington DPW facilities. A roll call vote was taken and all voted in favor of the motion.

8:33pm Informal Hearing for 15 Whittemore Street with Thomas Liu

Mr. Liu is looking for advice on how to improve shingles and clapboard siding on the house. The Commission will send an Inventory sheet for the house. The details of the house were pointed out in photographs that were shared. There are numerous details that were noted as significant. A plan was made for Commissioners Robinson and Stange plan to visit the house to look more closely at the exterior and to offer suggestions for repair, painting, etc. There is some rotting, but it appears that the house exterior can be preserved with some repair and paint.

New Business: Commissioner Robinson reported on the Old Burying Ground work in progress. The tombs have been repaired. The walls between the burying ground and the library has been repointed and is looking a lot better and sturdier. Years ago, there was damage to the entrance and the capstone was lost. Research was done by JoAnn Robinson to find appropriate capstone to replace the lost piece. Some pieces of granite will also be replaced on the side of the burying ground near the Unitarian church. There is more work to be done. There will be some interpretive signage added and a path for walking through the Old Burying Ground.

The Arlington Historical Commission adjourned at 8:45pm.

The next Arlington Historical Commission meeting will be December 1, 2020 for the Arlington Historical Commission, Victoria Rose, Recording Secretary.

